

\$789,900 - 3 Arbour Close, Ardrossan

MLS® #E4463623

\$789,900

4 Bedroom, 3.00 Bathroom, 1,618 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to this stunning 1,600 sq. ft. open-plan bungalow tucked away on a quiet cul-de-sac in Ardrossan! This home blends elegance and comfort with a bright great room, highlighted by a stone-accented gas fireplace and an abundance of windows. The gourmet island kitchen is perfect for entertaining, featuring quality appliances, rich cabinetry, and a spacious dining area. Enjoy the warmth of hardwood floors and a main floor den ideal for work or relaxation. The primary suite offers a full luxury ensuite, while a second bedroom adds flexible living space. Downstairs, the finished basement boasts a large rec room, two additional bedrooms, and a full bath. Step outside to a beautifully landscaped and fenced yard with a large deck and welcoming front porch. With stone accents, prime walkability to parks, schools, and the Ardrossan Rec Centre – this is a rare gem not to be missed!

Built in 2009

Essential Information

MLS® #	E4463623
Price	\$789,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,618



Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3 Arbour Close
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 2A1

Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 27th, 2025

Days on Market 7

Zoning Zone 80

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